

Amendment to Item #4

**MOTION BY SUPERVISORS HILDA SOLIS
AND MARK RIDLEY-THOMAS**

March 24, 2015

Evaluate Equitable Development Tools and Concepts for Plans and Projects

The General Plan Update before us today establishes a broad vision for growth that will guide the development of the County's unincorporated areas for the next 20 years. Many of the communities in these areas have not seen any comprehensive planning efforts for 30 years, despite significant changes to the physical environments, demographics, and needs of each community. This update will establish a framework to address the planning, land use, and infrastructure needs of each community.

Planning, as the American Planning Association has noted, inescapably raises questions of equity. Land use policies, such as zoning, must support the County's goals to promote socio-economic and racial equity and to direct valuable land use rights and benefits to those with the greatest needs. This includes ensuring that everyone has access to affordable housing, good jobs, safe transportation, clean air, clean water, and open space. Such equitable development requires new and innovative planning tools—

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tools like value capture, which ensures that the unearned value that results from zoning changes benefits all members of the community, or no net loss, which ensures that new development at least maintains the stock of affordable housing, or local and targeted hiring, which can both minimize unnecessary traffic and promote equity.

WE THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

Instruct the Departments of Regional Planning in coordination with other appropriate Departments including Public Works, Public Health, Parks and Recreation, Community Development Commission, and the Chief Executive Office to consult with experts, community groups, and other stakeholders to evaluate equitable development tools and concepts, and to report back with recommendations for, where necessary, amendments to the General Plan incorporating those that are advisable and with a strategy for implementing these tools and concepts via both future planning documents and projects undertaken individually or collaboratively with other departments. Regional Planning is instructed to report its findings to the Board in 90 days.

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